

Town of Amherst Certificate of Inspection Program

Periodic Inspections

780 CMR, Massachusetts State Building Code – Eight Edition

The building official shall inspect periodically existing buildings and structures and parts thereof in accordance with Table 110 entitled Schedule for Periodic Inspections of Existing Buildings. Such Buildings shall not be occupied or continue to be occupied without a valid Certificate of Inspection. Periodic Inspections required by this section do not apply to residences operated or licensed by the Massachusetts Department of Developmental Services and subject 780 CMR One and Two – family Dwellings.

Buildings Currently Inspected by AIS

- Places of Assembly –Theater, Library, Lecture Hall
- Educational Buildings
- Religious Buildings
- Sorority/Fraternity Buildings
- Restaurants
- Day Care Facilities
- Boarding Houses

Table 110**Schedule for Periodic Inspection of Existing Buildings**

(See Chapters 3: *Use and Occupancy Classification* and 4: *Special Detailed Requirements Based on Use and Occupancy* for complete descriptions of use groups.)

Use Group	Use Group	Use Group Description	Minimum Inspections	Maximum Certification Period
A-1	Movie theaters or theaters for performing acts (stage and scenery)	> 400 occupant load ≤ 400 occupant load	Semi – annual Semi – annual	One year One year
A-2	Restaurants, Night Clubs or similar uses	> 400 occupant load ¹ ≤ 400 occupant load ¹	Semi –annual ¹ Annual ¹	One year One year
A-3	Lecture halls, dance halls, churches and places of religious worship, recreational centers, terminals, <i>etc.</i>	> 400 occupant load ≤ 400 occupant load	Semi –annual Annual	One year One year
A-4	Low density recreation and similar uses.		<i>see note 3.</i>	Five years
A	Special amusement buildings or portions thereof.		<i>see note 3.</i>	One year
E	Educational, day care		<i>see note 3.</i>	One year
I-1	Group home		<i>see note 3.</i>	One year
I-2	Residents incapable of self preservation – hospitals, nursing home, mental hospitals, certain day care facilities.		<i>see note 3.</i>	Two years ²
I-3	Residents restrained – prisons, jails, detention centers, <i>etc.</i>		<i>see note 3.</i>	Two years
I-4	Adult and/or child day care facilities.		<i>see note 3.</i>	One year
R-1	Hotels, motels, boarding houses, <i>etc.</i>		<i>see note 3.</i>	One year
R-1	Detoxification facilities		<i>see note 3.</i>	Two years
R-2	Multi-family		<i>see note 3.</i>	Five years
R-2	Dormitories and R-2 Congregate Living		<i>see note 3.</i>	One year
R-2	Summer Camps for children.		Annual	One year
R-3	Residential facilities licensed by DDS or DMH		Annual	One year
R-4	Residential care/assisted living facilities (≤ 16 persons)		Annual	One year
Any	Facilities licensed by the Alcohol Beverage Control Commission where alcoholic beverages are served and consumed.		Annual ⁴ as per M.G.L. c. 10, § 74	One year as per M.G.L. c. 10, § 74
Any	House museums (<i>see Chapter 34: Existing Structures</i> for definition)		Annual	One year
Any	Fire escapes, <i>etc.</i> per Chapter 10: <i>Means of Egress</i>		Five years	Five years

Multi-family

780 CMR Section 310.1

R-2 Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including:

Apartment houses, Boarding houses, Dormitories...

What will the inspector be looking at?

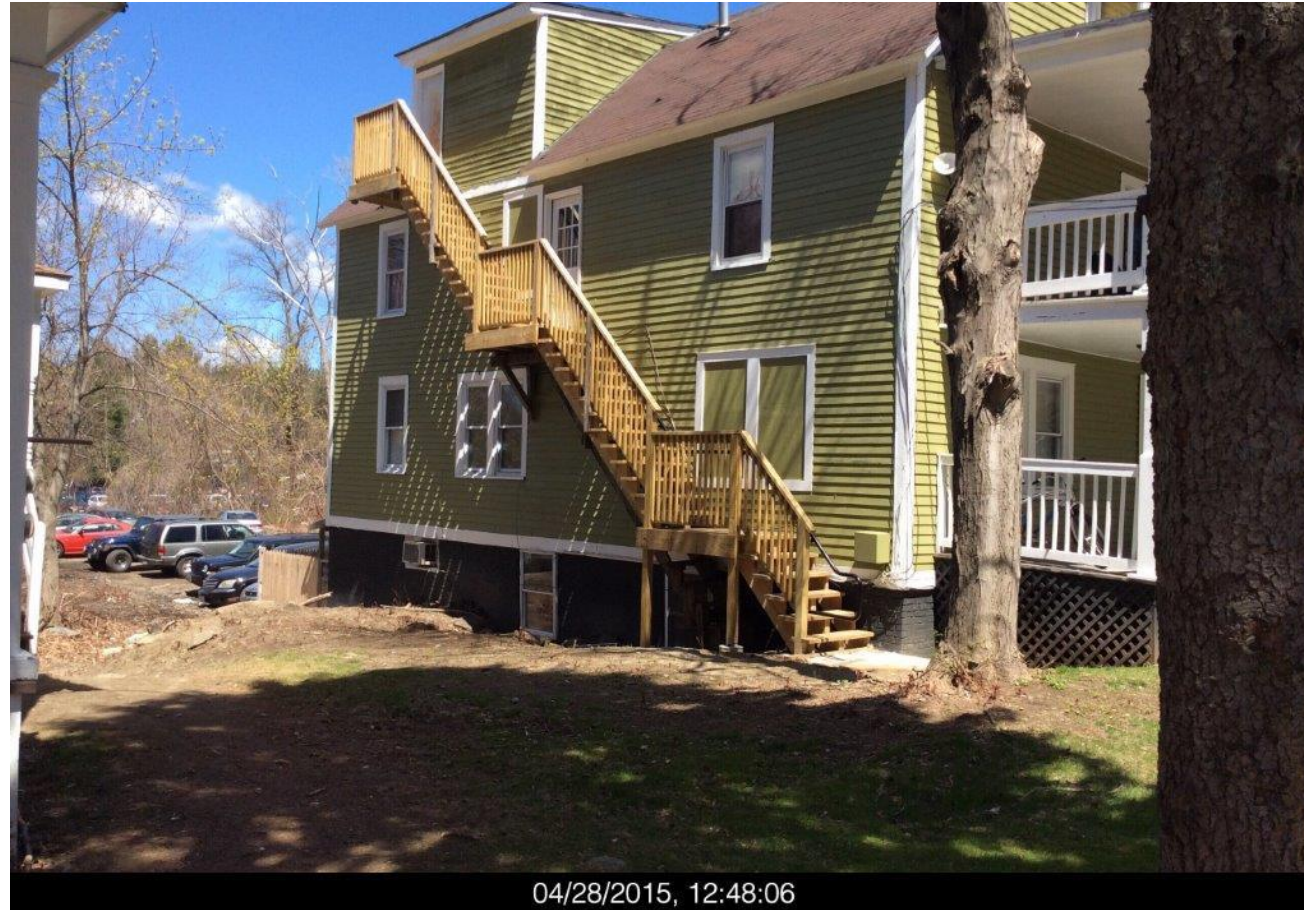
Fire Escapes

Before



Fire Escapes

After



Fire Escapes

780 CMR, Section 1001.3.2 Testing and Certification

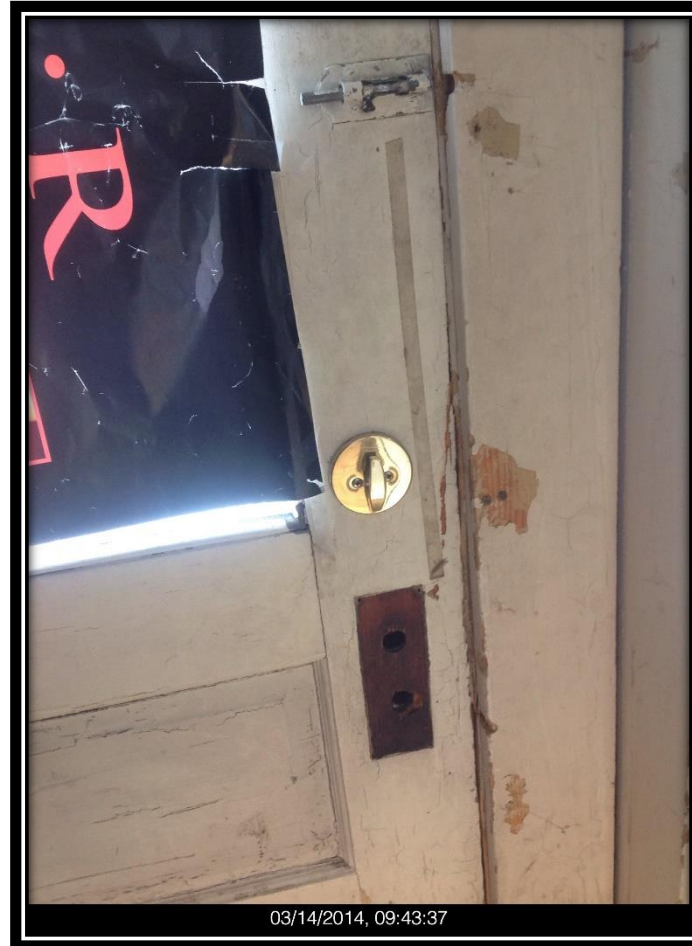
All exterior bridges, steel or wooden stairways, fire escapes and egress balconies shall be examined and/or tested, and certified for structural adequacy and safety every five years, by a registered design professional, or others qualified and acceptable to the building official, said professional or others shall then submit an affidavit to the building official.

Exterior Porches

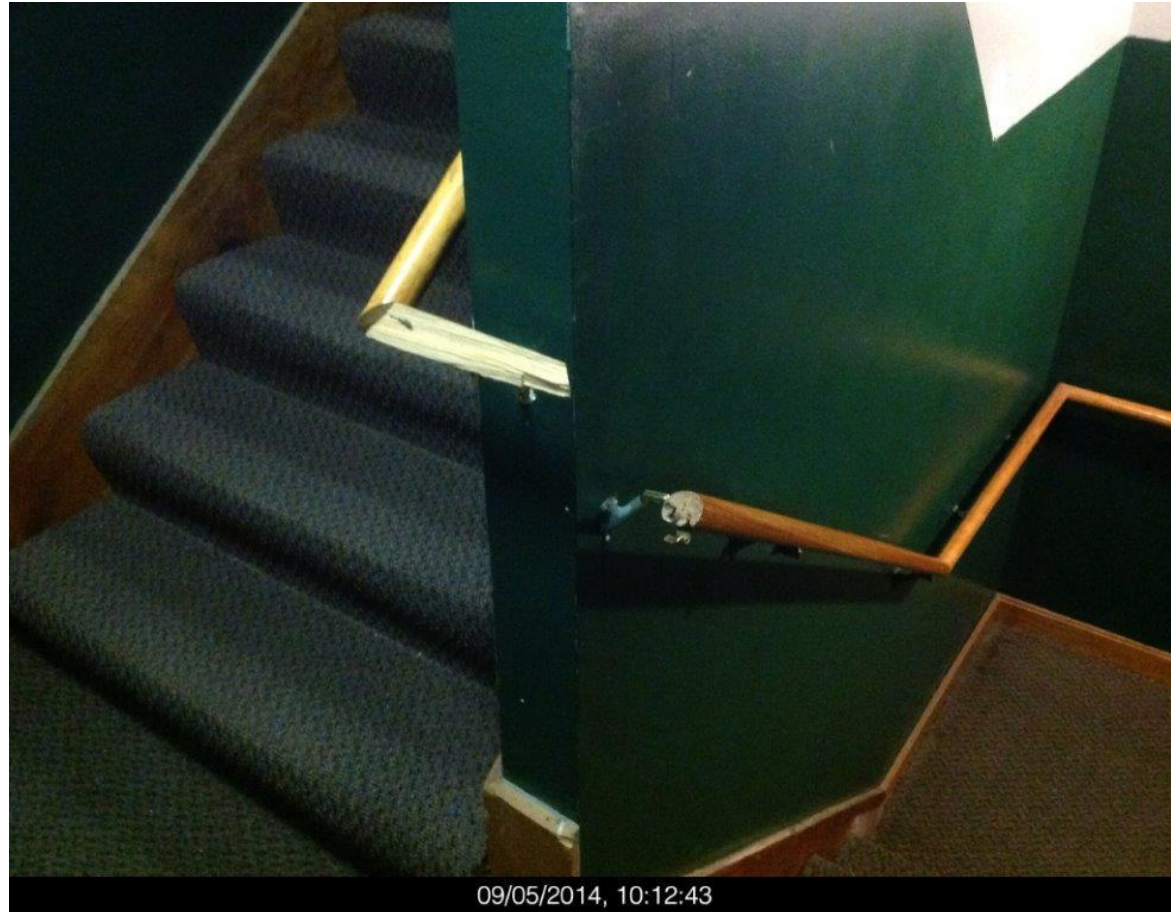


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Egress Doors and Hardware



Stairways and Handrails



Smoke/CO Detectors and Fire Alarms



Emergency Lights & Exit Signs



What to Expect This Year

- An invoice from AIS
- AIS will contact you to schedule inspection after payment is received
- Inspection performed by a building inspector
- Owner or agent must be present for inspection
- Inspection of common areas
- Conducted annually or every two years – will be established after inspection is complete
- Written inspection report detailing any necessary corrections with compliance date
- A Certificate of Inspection will be provided via email, if available

Other Details

Inspection Fee - \$150.00 plus \$5.00 for each unit

Expected to begin scheduling inspections this summer

Over 180 properties subject this inspection

Benefits

- Increased level of safety for occupants
- Compliance with critical life safety systems
- Town issued certificate for owners' marketing use
- Inspection status and property information will be available on town GIS
- Satisfies State mandated code requirement

Questions

- Please contact Inspection Services at (413) 259-3030 or via e-mail at inspections@amherstma.gov